

APPENDIX J

LAND USE SUPPORTING INFORMATION

ACRONYMS, ABBREVIATIONS, AND SYMBOLS

AFB	Air Force Base
AICUZ	Air Installation Compatible Use Zone
APZ	Accident Potential Zone
CZ	Clear Zone
dBA	A-weighted decibels
DNL	day-night average sound level
ESQD	Explosives Safety Quantity-Distance
NOLF	Navy Outlying Field
VA	Veterans Affairs

LAND USE SUPPORTING INFORMATION

EGLIN MAIN BASE

The following land use categories are taken from the Eglin Air Force Base (AFB) General Plan, with minor updates (U.S. Air Force, 2001a).

Airfield (Primary Surface and Clear Zones) – The airfield planning criteria found in the Unified Facilities Criteria 3-2060-01, *Airfield and Heliport Planning and Design*, govern the land that surrounds the two runways. The criteria set limits on what can be located in the primary surface and clear zones.

Airfield (Runways, Taxiways and Aprons) – The uses in these areas are those specifically related to the flying missions of the 33rd Fighter Wing and the 96th Test Wing. These are the facilities associated with the movement of aircraft and the safety zones required by that activity. The two airfield land uses are the most active and intrusive of all the land uses at Eglin.

Aircraft Operations and Maintenance – Collectively known as “the Flightline,” these areas host the control towers, hangars, and maintenance facilities that support the aircraft.

Industrial – The development within this use includes utility infrastructure (tank farms, electric substations, sewage treatment plants, etc.), munitions storage, research and test facilities, and logistics and supply areas. The majority of explosives safety quantity-distance (ESQD) clearances from munitions storage are also classified as Industrial.

Administrative – Three distinct areas accommodate the administrative uses at Eglin Main Base. The heart of the Eglin Main Base complex, “Downtown,” is the most significant. It is characterized by six-story office buildings, but it also has a number of one- and two-story buildings. The second area is near the East Gate. The third area is southeast of the Downtown area, where the now-closed federal prison was located. Although the federal prison is closed, the land use of the area is still categorized as administrative.

Community (Commercial) – A small Community (Commercial) land use is located in the Downtown area, but this category primarily regards the Memorial Lake Community Center on Memorial Trail. It contains the Base Exchange, Commissary, and Theater. It functions much like a regional mall for over 60,000 active and retired military patrons each month.

Community (Service) – The Air Force Armament Museum, Okaloosa Regional Airport, elementary schools, fire station, child-care facility, conference center, and gymnasium

are all located in this zone. Most of these are located in the southwest quadrant of the base near the housing areas, with two other zones in the Downtown area.

Residential (Accompanied Housing) – The Ben’s Lake, Wherry, Capehart, Old Plew, New Plew and Hidden Oaks housing areas occupy the southeastern corner of Eglin Main Base.

Residential Housing (Unaccompanied) – Unaccompanied enlisted housing is located adjacent to the Downtown administrative area. The dormitory complex is highly visible at the intersection of Eglin Boulevard and Seventh Street.

Medical – This area encompasses the Regional Hospital outside the West Gate and adjacent to the family housing areas along Choctawhatchee Bay. A new U.S. Department of Veterans Affairs (VA) Clinic is located just south of the hospital.

Outdoor Recreation –A significant amount of land is designated for Outdoor Recreation: the athletic fields at the East Gate, including Foster Stadium; most of the land south of the runways from Eglin Boulevard to Choctawhatchee Bay; and the area between the 33rd Fighter Wing complex south to Eglin Boulevard. The 96 Security Forces, Ground Combat Training Squadron uses a portion of this forested area for training (Base Tango). Recreational features at Eglin Main Base include the marinas, family camping areas, and the jogging trail.

Open Space – This is the most passive land use on the base. It is used primarily as a buffer from other, more active uses. Large areas of Open Space exist south of the southern clear zones, between the northern clear zones, north of the East Gate (punctuated by civilian-owned parcels to the north), and in all undeveloped areas on the southwest side of Eglin Main Base. These areas of Open Space are not necessarily available for development; most of the interstitial areas surrounding the test sites and ranges must remain undeveloped for use as safety buffers, but they are considered Open Space from a land use perspective.

Water – The bayous and lakes and Choctawhatchee Bay are in a separate land use category. This land use category also includes large stormwater management basins.

DUKE FIELD

Airfield (Primary Surface, Clear Zones, and Exclusion Areas) – This category was recently expanded with the construction of the short landing field east of the main runway. Because of this unique facility, Duke Field’s airfield land use definition is slightly different from the Eglin Main Base definition. The primary surface and clear zones of this Airfield land use zone were designated according to different airfield planning criteria than the exclusion areas (for short landing fields only), but they are considered a single category for the purposes of this plan because they are all designated as no-build

zones. Thus, the Airfield category effectively creates a north-south barrier to eastward development. The large industrial land use area to the north reinforces that barrier with ESQD restrictions.

Airfield (Runways, Taxiways, and Aprons) – The facilities associated with the movement of aircraft and the safety zones required by that activity are in this category. The most common land use at Duke Field is Airfield.

Aircraft Operations and Maintenance – Flightline activities dominate these areas. The control towers, hangars, and maintenance facilities that support the aircraft are located immediately adjacent to the aircraft, aprons, and runways.

Administrative – The Wing Headquarters, building 3077, is located opposite the Medical Training Facility on Drone Street. This and several other buildings account for the Administrative land use at Duke Field.

Community (Service) – The small Base Exchange is located in the center of Duke Field and is the principal community support facility in this category.

Residential (Unaccompanied Housing) – Airman dormitories and a dining hall occupy a central area near McWhorter Avenue and Phillips Street.

Medical – This land use primarily regards building 3120, the Medical Training Facility, and its immediate environs.

Open Space – Open space surrounds the cantonment area of Duke Field. It is a large, contiguous forest that provides the “low profile” setting for the Special Operations Wing’s activities.

Outdoor Recreation – The ball fields of the outdoor recreation category are located next to the housing area. Users yield to the parking requirements of reservists on Unit Training Assembly weekends. However, this practice is discouraged because of the difficulty it presents to grounds maintenance and recreational activities. Further information is located in the *Capital Improvements Program Component Plan* under “Needs and Alternatives.”

CHOCTAW FIELD

Airfield (Runways, Taxiways and Aprons) – The facilities associated with the movement of aircraft and the safety zones required by that activity are in this category.

Airfield (Primary Surface and Clear Zones) – Includes the land surrounding the primary runway, taxiway, and parking aprons.

Aircraft Operations and Maintenance – Flightline activities dominate these areas. Navy Outlying Field (NOLF) Choctaw facilities include a control tower, support buildings, and facilities for fire and rescue ground crews.

Open Space – The property surrounding NOLF Choctaw is managed by Eglin AFB and is part of the interstitial area of the Eglin Range. Uses include military training activities and recreation. The area also supports activities of the Natural Resources Management Branch (e.g., silviculture, T&E species management)

OFF-BASE LAND USE

Table J-1 identifies off-base land uses and possible noise exposure and accident potential combinations for Eglin AFB aircraft operations. These guidelines are abbreviated from the Land Use Compatibility Guidelines used in the *Eglin AFB Air Installation Compatible Use Zone (AICUZ) Study* (U.S. Air Force, 2006).

Table J-1. Land Use Compatibility Guidelines

Generalized Land Use	Clear Zones and Accident Potential Zones			Day-Night Average Sound Level (DNL) (in dBA)			
	CZ	APZ I	APZ II	65-69	70-74	75-79	80+
Residential	No	No	Yes ¹	Yes ⁴	Yes ⁴	No	No
Manufacturing	No	Yes ²	Yes ²	Yes	Yes	Yes	Yes
Transportation, Communications, and Utilities	No	Yes ²	Yes ²	Yes	Yes	Yes	No
Trade, Business, and Offices	No	Yes ²	Yes ²	Yes	Yes	Yes	No
Shopping Districts	No	No	Yes ²	Yes	Yes	Yes	No
Public and Quasi-Public Service	No	No	Yes ²	Yes	No ⁴	No ⁴	No
Recreation	No	Yes ²	Yes ²	Yes	Yes	No	No
Public Assembly	No	No	No	Yes	No	No	No
Agriculture and Mining	No ³	Yes ²	Yes ²	Yes	Yes	Yes	Yes

Source: U.S. Air Force, 2006a

APZ = accident potential zone; CZ = clear zone; dBA = A-weighted decibels; DNL = day-night average sound level

1. Suggested maximum density of one dwelling unit per acre.

2. Only limited low-density, low-intensity uses recommended.

3. Except limited agricultural uses are permitted.

4. Compatible if sound attenuation materials are installed.

The clear zone, the area closest to the runway's end, is the most hazardous and must be clear of any development. Some economic use of the land in the accident potential zone (APZ) I is allowed, such as light industrial, manufacturing, transportation, communication/utilities, wholesale trade, open space, recreation, and agriculture. However, uses that concentrate people in small areas are not acceptable. Acceptable uses in the APZ II include those of APZ I, as well as low-density, single-family residential and personal and business services and commercial/retail trade uses of low

intensity or scale of operation. High-density functions such as multistory buildings, places of assembly (e.g., theaters, churches, schools, restaurants), and high-density office uses are not considered appropriate (U.S. Air Force, 2006).

Off-base land uses were generalized in the AICUZ study into one of the following six categories:

- Residential: This category includes all types of residential activity, such as single and multi-family residences and mobile homes, at a density greater than one dwelling unit per acre.
- Commercial: This category includes offices, retail, restaurants, and other types of commercial establishments.
- Industrial: This category includes manufacturing, warehousing, and other similar uses.
- Public/Quasi-Public: This category includes publicly owned lands and/or land to which the public has access, including military reservations and training grounds, public buildings, schools, churches, cemeteries, and hospitals.
- Recreational: This category includes land areas designated for recreational activity including parks, wilderness areas and reservations, conservation areas, and areas designated for trails, hikes, camping, etc.
- Open/Agricultural/Low Density: This category includes undeveloped land areas, agricultural areas, grazing lands, and areas with residential activity at densities less than or equal to one dwelling unit per acre.

REFERENCES

- U.S. Air Force, 2003. Environmental Baseline Study Resource Appendices (EBSRA), Volume I – Eglin Land Test and Training Range. Eglin AFB, Florida. 22 December 2003.
- U.S. Air Force, 2006. Air Installation Compatible Use Zone Study, Eglin AFB, FL. March 2006.
- U.S. Air Force, 2006a. Air Installation Compatible Use Zone Study Citizen’s Brochure, Eglin Air Force Base, Florida. March.

This page is intentionally blank.